

## NOTICE OF DECISIONS

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION ON MARCH 1, 2023 WITH RESPECT TO THE APPLICATIONS AS FOLLOWS:

**Application # 23-03 – 42 Smith Place, Frank Diurno for Anthony Faugno & Maria Cenatiempo.** Applicant is requesting a front yard setback variance of 9.5' where 40.5' is proposed and 50' is required to construct a master bedroom addition. Also a 10.6' front yard variance where 39.4' is proposed and 50' is required; and a 7.4' front yard variance where 42.6' is proposed and 50' is required to construct a new two-car garage, living room addition, a new covered porch, and bedroom addition in the A Residential Zone under Article II of the Trumbull Zoning Regulations. *(Continued from Feb. 1, 2023)* **APPROVED WITH CONDITIONS**

**Application # 23-04 – 26 Scattergood Circle, Scott Perillo for Stephen F. Dowling.** Applicant is requesting a side yard setback variance of 4.3' where 15.7' is proposed and 20' is required to allow a second story roof overhang in the AA Residential Zone under Article II of the Trumbull Zoning Regulations. *(Continued from Feb. 1, 2023)* **APPROVED WITH CONDITIONS**

**Application # 23-05- 91 Evelyn Street, Laura Luserbrink.** Applicant is requesting a side yard variance of 12.7', where 7.3' is proposed and 20' is required and a rear yard setback variance of 16.9', where 33.1' is proposed and 50' is required to build a two-story addition in place of the existing garage in Residential Zone A under Article II, section 1.3 of the Trumbull zoning regulations. The applicant also proposes building a single-story addition attached to the rear of the new two-story addition. **DENIED**

**Application # 23-06- 41 Wisteria Drive, Amish Vishal.** Applicant is requesting a rear setback variance of 21' where 29' is proposed and 50' is required to build a deck on the rear of the existing home in Residential Zone AA under Article II, section 1.2 of the Trumbull zoning regulations. **APPROVED WITH CONDITIONS**

**Application 23-07- 15 George Street, Robert Storms for Timothy & Christina Quirin.** Applicants are requesting variances of setback requirements on both sides of the existing home, the front of the home and a variance to modify the floor area ratio (F.A.R.) from .29 to .33. The applicants are requesting a side yard variance of 10.8', where 9.2' is proposed and 20' is required, and a second side yard variance on the other side of the property of 16.2', where 3.8' is proposed and 20' is required. The applicants are requesting a front yard variance of 17.7', where 32.3' is proposed and 50' is required. The property is an existing non-conforming lot in Residential Zone A under Article II, section 1.3 of the Trumbull zoning regulations. **APPROVED WITH CONDITIONS**

**Application 23-08- 9 Pine Street, Bertho & Vanessa Ducas.** Applicant requests a variance for rear setback of 2', where 48 is proposed and 50' is required. Applicant requests a variance for front setback of 22', where 28' is proposed and 50' is required in Zone A under Article II, section 1.3 of the Trumbull zoning regulations. **CONTINUED TO APRIL 12, 2023**

**Application 23-09- 37 Highgate Road, Veronica Ventreschi for Machado's Properties LLC.** Applicant requests a front yard variance of 14.4', where 35.6' is proposed and 50' is required. The applicant requests a side yard variance of 10.1', where 9.9' is proposed and 20' is

required in Residential Zone A under Article II, section 1.3 of the Trumbull zoning regulations.  
**APPROVED WITH CONDITIONS**

**Application 23-10- 110 Porters Hill Road, Atty. Russo for John Vitorino.** The applicant is requesting a variance to subdivide an existing 4.87 acre lot into three buildable lots, two of which will be interior lots. To do so, the following variances are required in Residential Zone AA under Article III, section 9.4, 9.5, 9.6 and 9.8 of the Trumbull zoning regulations: (1) a variance to increase the length of the driveway to the interior lots from the current regulation limit of 400' to 515', (2) variance to reduce the minimum lot area of the proposed interior Lot 2 from 2 acres to 1.37 acres, (3) variance to permit two interior lots within a proposed 3-lot subdivision, and (4) variance to reduce the minimum square footage for an interior lot from 250' x 250' to 190' x 190' for the proposed Lot 2 and 200' x 200' for the proposed Lot 3.  
**CONTINUED TO APRIL 12, 2023**

Effective Date of Action has been set for March 18, 2023

Dated at Trumbull, CT this 2<sup>ND</sup> Day of March, 2023.  
By Gia Mentillo, Clerk